APPLICATION FOR ZONING MAP AMENDMENT AND/OR SPECIAL USE

Instructions:

To request a map amendment (re zoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

<table>
<thead>
<tr>
<th>1. Property Information:</th>
<th>Parcel Number(s):</th>
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<tbody>
<tr>
<td></td>
<td>13363000032</td>
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<tr>
<td></td>
<td>1334000006</td>
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<table>
<thead>
<tr>
<th>Street Address (or common location if no address is assigned):</th>
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<tr>
<td>ASWELL JETER ROAD, BIG ROCK, IL 60511</td>
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<tr>
<th>2. Applicant Information:</th>
<th>Name</th>
<th>Phone</th>
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<tr>
<td></td>
<td>Forest Preserve District of Kane Co.</td>
<td>630-232-5981</td>
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<tr>
<th></th>
<th>Address</th>
<th>Fax</th>
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<tbody>
<tr>
<td></td>
<td>1991 E. KIRK ROAD, SUITE 320</td>
<td>630-232-5924</td>
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<tr>
<th></th>
<th>Email</th>
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<tbody>
<tr>
<td></td>
<td><a href="mailto:meyers.monica@kaneforest.com">meyers.monica@kaneforest.com</a></td>
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<tr>
<th>3. Owner of record information:</th>
<th>Name</th>
<th>Phone</th>
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Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F

Current use of the property: Agriculture w/residence

Proposed zoning of the property: F-1

Proposed use of the property: Agriculture w/residence

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

none

Attachment Checklist

☐ Plat of Survey prepared by an Illinois Registered Land Surveyor.
☐ Legal description
☐ Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
☐ Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orcp/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
☐ List of record owners of all property adjacent & adjoining to subject property
☐ Trust Disclosure (If applicable) N/A
☐ Findings of Fact Sheet
☐ Application fee (make check payable to Kane County Development Department) N/A

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner

Executive Director 10/10/2018

Date

Applicant or Authorized Agent

Executive Director 10/10/2018

Date
Findings of Fact Sheet – Map Amendment and/or Special Use

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?
   Agriculture, residential

2. What are the zoning classifications of properties in the general area of the property in question?
   Agriculture, residential, open space

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
   It is suitable

4. What is the trend of development, if any, in the general area of the property in question?
   Existing agriculture, residential and open space

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
   Agriculture and open space
Kane County Forest Preserve District
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The Forest Preserve District recently acquired this property as an addition to the adjacent Big Rock Forest Preserve. As the District has no need for the home, it is seeking a rezoning to allow the existing home to be sold off separately.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses.

Staff recommended Findings of Fact:

1. The rezoning will not intensify the existing residential use.

Attachments: Location Map
Township Map
Petitioner's finding of fact sheet
October 16, 2018

Kane County Development Department
Keith Berkhout
719 South Batavia Avenue
Geneva IL 60134

We have assigned number 18-098 to a Land Use Opinion Applications from:

   Forest Preserve of Kane County
   1996 S Kirk Road, Suite 320
   Geneva, IL 60134

The site location is:

   Big Rock Township
   Section 36, Township 38N, Range 6E

The application was sent to us in compliance with Section 22.02a of the Illinois Soil and Water Conservations Districts Act.

______ Our review and comments will be sent on or before November 16, 2018.

   X   According to the information received, a full Land Use Opinion report is not required at this time. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

Sincerely,

Jennifer Shroder
Resource Assistant